

# REAGAN COUNTY APPRAISAL DISTRICT LOCAL ANNUAL REPORT

## 2016

The Reagan County Appraisal District is a political subdivision of the State of Texas. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirement of the appraisal district. Members of the Board of Directors are appointed by the taxing units within the boundaries of Reagan County and must live within the district two years prior to serving on the board. The Chief Appraiser is hired by the Board of Directors and is the chief administrator of the appraisal district. The appraisal district is responsible for local property tax appraisal and exemption administration. The local taxing units such as your County, School, City, Hospital and Water Districts set tax rates from the property tax appraisal issued by the Appraisal District. The Reagan CAD serves the following taxing units.

<b>Entity</b>	<b>2016 Market Value</b>	<b>2016 Taxable Value</b>
Reagan County General Fund	\$2,419,994,283	\$1,976,576,874
Reagan County FM Fund	\$2,419,994,283	\$1,976,576,874
Reagan County ISD	\$2,159,546,961	\$1,817,588,806
Reagan Hospital District	\$2,159,546,961	\$1,824,653,102
Reagan Water Supply	\$2,131,058,721	\$1,813,209,102
City of Big Lake	\$ 166,107,684	\$ 159,683,781
Santa Rita UWCD	\$2,116,567,649	\$1,833,457,924
Glasscock County UWCD	\$ 42,979,312	\$ 8,238,818

The district maintains approximately 52,888 parcels with property types of residential, commercial, business, utilities, pipelines, oil and gas.

# Valuation History

## Certified Market Values

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Reagan County	\$2,815,450,572	\$3,045,571,462	\$3,692,992,280	\$3,692,991,280
Reagan ISD	\$2,658,579,550	\$2,802,965,613	\$3,346,408,761	\$2,915,171,390
City of Big Lake	\$ 99,535,961	\$ 146,801,022	\$ 171,225,027	\$ 167,096,557
Hospital District	\$2,658,579,550	\$2,802,965,613	\$3,346,408,761	\$2,915,171,390
Reagan W.S.	\$2,658,579,550	\$2,802,965,613	\$3,346,408,761	\$2,915,171,390
Santa Rita Water	\$2,757,291,104	\$2,757,291,104	\$3,299,734,635	\$2,870,834,161

## Net Taxable Values

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Reagan County	\$2,538,870,959	\$2,598,054,015	\$3,239,554,645	\$2,768,269,133
Reagan ISD	\$2,432,722,066	\$2,459,121,465	\$2,993,911,809	\$2,566,637,742
City of Big Lake	\$ 92,395,835	\$ 138,324,424	\$ 164,354,209	\$ 160,898,302
Hospital District	\$2,449,869,611	\$2,463,448,823	\$2,998,440,271	\$2,575,292,136
Reagan W.S.	\$2,453,790,218	\$2,480,833,183	\$3,015,248,354	\$2,592,174,216
Santa Rita Water	\$2,445,103,593	\$2,469,858,382	\$3,003,313,285	\$2,582,572,166

**Average Market Value – Single Family Residence**

	<b><u>2011</u></b>	<b><u>2012</u></b>	<b><u>2013</u></b>	<b><u>2014</u></b>	<b><u>2015</u></b>
Reagan County	\$52,467	\$57,817	\$63,286	\$60,231	\$59,904
Reagan ISD	\$52,467	\$57,817	\$63,286	\$60,231	\$59,904
City of Big Lake	\$52,146	\$57,465	\$62,351	\$59,406	\$59,007
Hospital District	\$52,467	\$57,817	\$63,286	\$60,231	\$59,904
Reagan W.S.	\$52,467	\$57,817	\$63,286	\$60,231	\$59,904
Santa Rita Water	\$52,467	\$57,817	\$63,286	\$60,231	\$59,904

**Average Taxable Value – Single Family Residence**

	<b><u>2011</u></b>	<b><u>2012</u></b>	<b><u>2013</u></b>	<b><u>2014</u></b>	<b><u>2015</u></b>
Reagan County	\$48,237	\$53,198	\$57,793	\$56,547	\$56,829
Reagan ISD	\$30,537	\$35,055	\$39,230	\$38,378	\$34,808
City of Big Lake	\$49,759	\$54,689	\$59,369	\$57,710	\$57,906
Hospital District	\$46,567	\$51,523	\$42,047	\$41,378	\$41,892
Reagan W.S.	\$50,043	\$54,992	\$59,486	\$58,191	\$58,511
Santa Rita Water	\$50,043	\$54,992	\$59,486	\$58,191	\$58,511

## Exemption Data

The district has various exemptions that taxpayers may qualify for including: Homestead, Over-65 Homestead and Disability Homestead residential exemptions. You may only apply for one of the homestead exemptions on one property in a tax year. A homestead may include up to 20 acres of land you actually use in the residential use (occupancy) of your home. To qualify for homestead exemption, you must own and reside in your home on January 1 of the tax year. The age 65 or older or disability exemption for school taxes includes a school tax limitation or ceiling. Some taxing units such as the School and Hospital offer an additional 20% (with a minimum \$5,000 exemption) on Homestead Exemptions and the Hospital offers a 100% exemption for Over-65 and Disability Homestead Exemptions. The filing of this application is between January 1 and April 30. You may file a late homestead exemption if you file it no later than one year after the date taxes become delinquent. There is also a Transfer of Tax Limitation or Ceiling Certificate if you move out of the county: this can transfer to the new county you reside in.

### Exemption Information:

Entity	Homestead	Over 65 or Disabled
Reagan County	\$	\$10,000
Reagan County FM	\$ 3,000	\$13,000
Reagan ISD	20%* + \$15,000	20%* + \$25,000
Reagan Hospital District	20%	20%* + \$5,000

\*The School and Hospital both offer an optional exemption on the homestead of \$5,000 or 20% whichever is greater.

Disabled Veterans	Amount	Percentage
DV1	\$ 5,000	10-29%
DV2	\$ 7,500	20-49%
DV3	\$10,000	50-69%
DV4	\$12,000	70-100%
DVHS	Totally Exempt	100%

The DVHS only apply to General Homestead Exemption

## Exemption Breakdown

### Reagan County

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	534	0
S	164	\$1,616,435
F	0	0
B	22	\$212,462
D	0	0
W	0	0
O	1	0
DV	19	\$ 97,563
DV100	6	\$395,398

### Reagan ISD

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	649	\$14,885,218
S	137	\$1,164,855
F	0	0
B	12	\$111,143
D	0	0
W	0	0
O	0	0
DV	11	\$102,000
DV100	4	\$152,043

Reagan Hospital

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	645	\$17,107,529
S	0	0
F	0	0
B	0	0
D	0	0
W	0	0
O	0	0
DV	11	\$ 97,086
DV100	4	\$272,043

Santa Rita UWD

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	0	0
S	0	0
F	0	0
B	0	0
D	0	0
W	0	0
O	0	0
DV	16	\$160,375
DV100	4	\$272,043

City of Big Lake

<u>Exemption</u>	<u>Count</u>	<u>Total</u>
H	0	0
S	0	0
F	0	0
B	0	0
D	0	0
W	0	0
O	0	0
DV	13	\$124,375
DV100	4	\$272,043

## **2016 Tax Rates Per Entity Per \$100 of Value**

Reagan County General Fund	.330477
Reagan County FM & LR	.041360
Reagan County ISD M&O	1.170000
Reagan County ISD I&S	.150000
Reagan County Hospital M&O	.277028
Reagan County Hospital I&S	.120244
City of Big Lake M&O	.351653
City of Big Lake I&S	.451225
Reagan Water Supply	.030937
Santa Rita UWCD	.006000
Glasscock County UWCD	.014345

Reagan County CAD has an average Collection Rate of 99%. We work with our Taxpayers to maximize the collections for the entities. All the taxing entities offer the 3%, 2%, 1% discount to all taxpayers. The district offers payment plans or partial payments for delinquent taxes.

### **Agricultural 1-D-1 Open Space and Wildlife Management**

Because of Senate Bill 771 there is a temporary recession of agricultural use during the drought. Qualified open-space land does not become ineligible for the special appraisal when a drought is declared by the Governor. The Governor has declared the necessity to cease agricultural use for longer than normal time period. We will work with our Farmers and Ranchers during the drought.



# Property Value Study

The Property Value Study is conducted by the State comptroller's Office to estimate the taxable property value in each school district to measure the performance of Appraisal Districts. If the Appraisal District is within a 5% percent margin the State Comptroller will certify the local value to the commissioner of Education. The findings of the study are used in the school funding formula for state aid.

## 192/Reagan

### 192-901/Reagan County ISD

#### 2015 ISD Summary Worksheet

Category	Local Tax Roll Value	2015 WTD Mean Ratio	2015 PTAD Value Estimate	2015 Value Assigned
A. Single-Family Residences	56,838,482	N/A	56,838,482	56,838,482
B. Multi-Family Residences	429,644	N/A	429,644	429,644
C1. Vacant Lots	3,048,495	N/A	3,048,495	3,048,495
C2. Colonia Lots	0	N/A	0	0
D1. Rural Real(Taxable)	14,406,518	N/A	14,406,518	14,406,518
D2. Real Prop Farm & Ranch	2,185,754	N/A	2,185,754	2185,754
E. Real Prop NonQual. Acres	14,565,565	N/A	14,565,565	14,565,565
F1. Commercial Real	25,114,711	N/A	25,114,711	25,114,711
F2. Industrial Real	121,155,187	N/A	121,155,187	121,155,187
G. Oil, Gas, Minerals	1,795,578,780	1.0109	1,795,578,780	1,795,578,780
J. Utilities	291,368,280	.9129	291,368,280	291,368,280
L1. Commercial Personal	36,859,758	N/A	36,859,758	36,859,758
L2. Industrial Personal	237,899,490	N/A	237,899,490	237,899,490
M. Other Personal	5,067,555	N/A	5,067,555	5,067,555

Category	Local Tax Roll Value	2015 WTD Mean Ratio	2015 PTAD Value Estimate	2015 Value Assigned
N. Intangible Pers/Uncert	0	N/A	0	0
O. Residential Inventory	58,080	N/A	58,080	58,080
S. Special Inventory	0	N/A	0	0
Subtotal	2,604,576,299		2,604,576,299	2,604,576,299
Less Total Deductions	33,422,013		33,422,013	33,422,013
Total Taxable Value	2,571,154,286		2,571,154,286	2,571,154,286 T2

The taxable values shown here will not match the values reported by your appraisal district  
See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302 (J) AND (K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation (M&O) tax purposes and for interest and sinking fund (I&S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T6 will be the same as T7 through T12.

### Value Taxable For M&O Purposes

T1	T2	T3	T4
2,576,557,802	2,571,154,286	2,572,820,495	2,567,416,979

**Loss To  
the Additional  
\$10,000 Homestead  
Exemption**

5,403,516

**50% of the loss  
to the Local Optional  
Percentage Homestead  
Exemption**

3,737,307

T1 = School district taxable value for M&O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M&O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

T5 = T2 before the loss to the tax ceiling reduction

T6 = T5 minus 50% of the loss to the local optional percentage homestead exemption

### **Value Taxable For I&S Purposes**

<b>T7</b>	<b>T8</b>	<b>T9</b>	<b>T10</b>
2,576,557,802	2,571,154,286	2,572,820,495	2,567,416,979

T7 = School district taxable value for I&S purposes before the loss to the additional \$10,000 homestead exemption

T8 = School district taxable value for I&S purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50% of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50% of the loss to the local optional percentage homestead exemption

T11 = T8 before the loss to the tax ceiling reduction

T12 = T11 minus 50% of the loss to the local optional percentage homestead exemption

The PVS found your local value to be valid, and local value was certified